

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Allegheny County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$73,461,759**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:		PJs in State: 29					
% of Funds Committed	98.31 %	99.00 %	21	96.48 %	69	64	
% of Funds Disbursed	91.31 %	94.28 %	22	89.00 %	67	56	
Leveraging Ratio for Rental Activities	4.77	5.05	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.68 %	88.44 %	17	83.25 %	67	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	71.07 %	69.74 %	18	70.99 %	50	40	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	71.66 %	82.05 %	23	81.75 %	17	19	
% of 0-30% AMI Renters to All Renters***	17.71 %	36.39 %	25	45.84 %	2	9	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.33 %	98.52 %	24	96.12 %	31	28	
Overall Ranking:			In State: 21 / 29		Nationally: 35 39		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,364	\$19,846		\$27,889	1,242 Units	63.50 %	
Homebuyer Unit	\$28,538	\$16,406		\$15,632	367 Units	18.80 %	
Homeowner-Rehab Unit	\$11,492	\$16,174		\$21,037	347 Units	17.70 %	
TBRA Unit	\$0	\$5,774		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Allegheny County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$157,246	\$111,506	\$16,928
State:*	\$101,761	\$42,443	\$16,458
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.99

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	68.5	43.6	74.9	0.0
Black/African American:	30.4	54.5	21.9	0.0
Asian:	0.3	0.3	0.0	0.0
American Indian/Alaska Native:	0.2	0.0	0.3	0.0
Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.1	0.0	0.0	0.0
Black/African American and White:	0.0	0.5	0.3	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.3	0.0

ETHNICITY:

Hispanic	0.4	0.8	2.3	0.0
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HOUSEHOLD SIZE:

1 Person:	72.2	35.3	45.2	0.0
2 Persons:	13.6	24.9	27.7	0.0
3 Persons:	8.1	23.0	12.4	0.0
4 Persons:	4.0	10.4	8.9	0.0
5 Persons:	1.2	3.3	3.5	0.0
6 Persons:	0.7	2.2	1.2	0.0
7 Persons:	0.2	0.8	0.3	0.0
8 or more Persons:	0.1	0.0	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	23.8	48.2	15.9	0.0
Elderly:	55.5	7.7	45.8	0.0
Related/Single Parent:	13.1	27.1	17.9	0.0
Related/Two Parent:	3.7	13.2	16.1	0.0
Other:	3.1	3.3	3.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	29.3	0.0 [#]
HOME TBRA:	0.0	
Other:	7.9	
No Assistance:	62.8	

of Section 504 Compliant Units / Completed Units Since 2001 237

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Allegheny County Consortium

State: PA

Group Rank: 35
 (Percentile)

State Rank: 21 / 29 PJs

Overall Rank: 39
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	92.68	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	71.07	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.66	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	95.33	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.5	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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